



# Montagu Mews West, W1H

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955  
[sales@lurotbrand.co.uk](mailto:sales@lurotbrand.co.uk)



Virtual Staging

Virtual Staging



# Montagu Mews

## West, W1H

Leasehold Approx. 974 years and 8 months  
(Exp. Jan 2998)

£2,500,000 STC

---

**A wonderful two double bedroom  
maisonette in a pretty cobbled  
mews.**

The apartment benefits from its own front door and a well designed layout to maximises space and light. On the first floor, there are two double bedrooms (one en-suite) and a large family bathroom. The kitchen, dining and reception room is bright and open plan with a feature fireplace and direct access to a private roof terrace. There is also a private underground parking space.

### LOCATION

Montagu Mews West, a cobbled & quiet cul-de-sac, is ideally located for the shops, restaurants and amenities of Marylebone High Street. Its central location takes advantage of Oxford Street and all the West End has to offer. Marble Arch and Bond Street underground stations are a short distance away.



Virtual Staging

Second Floor







Second Floor

First Floor



## FEATURES

Kitchen	Two Bathrooms
Reception Room	Terrace
Two Bedrooms	Parking

## OTHER USEFUL INFORMATION

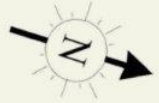
EPC	C
Council Tax Band	H
Annual Service Charge	£4,000

## NEAREST TUBE STATIONS

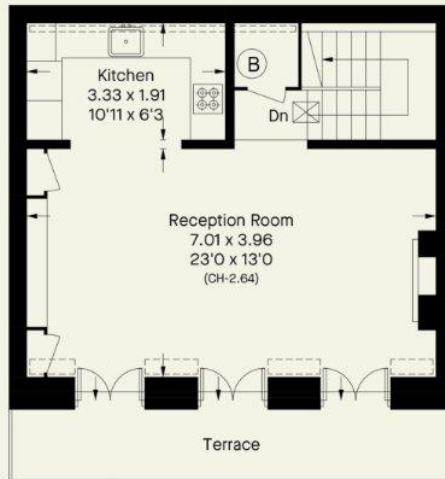
Marble Arch Station (Central line) & Bond Street (Central,  
Jubilee, & Elizabeth lines)

# Montagu Mews West, W1H

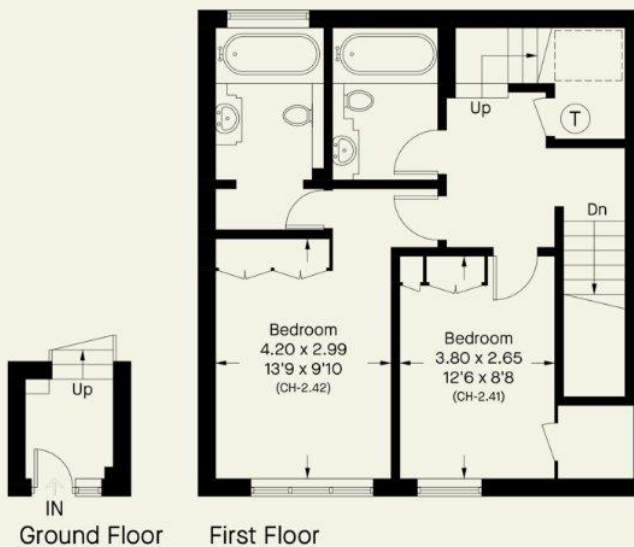
Approximate Area = 101.8 sq m / 1096 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)



 = Reduce head height below 1.5m



Second Floor



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Please check all dimensions before making a decision reliant upon them.

Notting Hill  
8 Ladbrooke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

[WWW.LUROTBRAND.CO.UK](http://WWW.LUROTBRAND.CO.UK)



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. [www.lurotbrand.co.uk](http://www.lurotbrand.co.uk)

---

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.